This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $258,500.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2018.

Notary Public
My commission expires:

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES
01/18/22

Bill Garrett Davidson County
Batch# 124046 **DEEDWARR**
08/02/2018 11:37:06 AM 2 pgs
Fees: $13.00 Taxes: $956.45

20180802-0075782

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Typhanee L. Fitzgerald 1433 Winding Creek Drive Nolensville, TN 37135	Reliant Bank 105 Continental Pl., Ste. 300 Brentwood, TN 37027	188-10-0A 102.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TERRY M. MORROW AND JANEY A. MORROW, CO-TRUSTEES OF THE TERRY M. MORROW AND JANEY A. MORROW DECLARATION OF TRUST DATED JANUARY 8, 2018, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TYPHANEE L. FITZGERALD, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, as of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being all of the same property conveyed to Terry M. Morrow and Janey A. Morrow, as Co-Trustees of the Terry M. Morrow and Janey A. Morrow Declaration of Trust Dated January 8, 2018, by deed from Terry M. Morrow and Janey A. Morrow, Husband and Wife, of record in Instrument No. 20180201-0010453, dated 01/24/2018, Register's Office for said County.

Also being all of the same property conveyed to Terry M. Morrow and Janey A. Morrow, Husband and Wife, by deed from Lynnwood Investment Partners, a Tennessee general partnership, of record in Instrument No. 20111031-0084529, dated 10/07/2011, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1433 Winding Creek Drive, Nolensville, TN 37135.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of July, 2018.

Terry M. Morrow and Janey A. Morrow, Co-Trustees of the Terry M. Morrow and Janey A. Morrow Declaration of Trust Dated January 8, 2018

By: Terry Morrow
Terry M. Morrow, Co-Trustee

By: Janey A. Morrow
Janey A. Morrow, Co-Trustee

STATE OF MISSOURI
COUNTY OF STONE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terry M. Morrow and Janey A. Morrow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the co-trutees of the within named bargainor, the Terry M. Morrow and Janey A. Morrow Declaration of Trust Dated January 8, 2018, and that they, as such co-trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Terry M. Morrow and Janey A. Morrow Declaration of Trust Dated January 8, 2018 by the said Terry M. Morrow and Janey A. Morrow as such co-trustees.

Witness my hand and official seal this 31st day of July, 2018.

My Commission Expires: Jan 26 2019

Shari E. Schirmang
Notary Public

SHARI E. SCHIRMANG
Notary Public – Notary Seal
STATE OF MISSOURI
Stone County
My Commission Expires Jan. 26, 2019
Commission #15996987